



Development Site Report

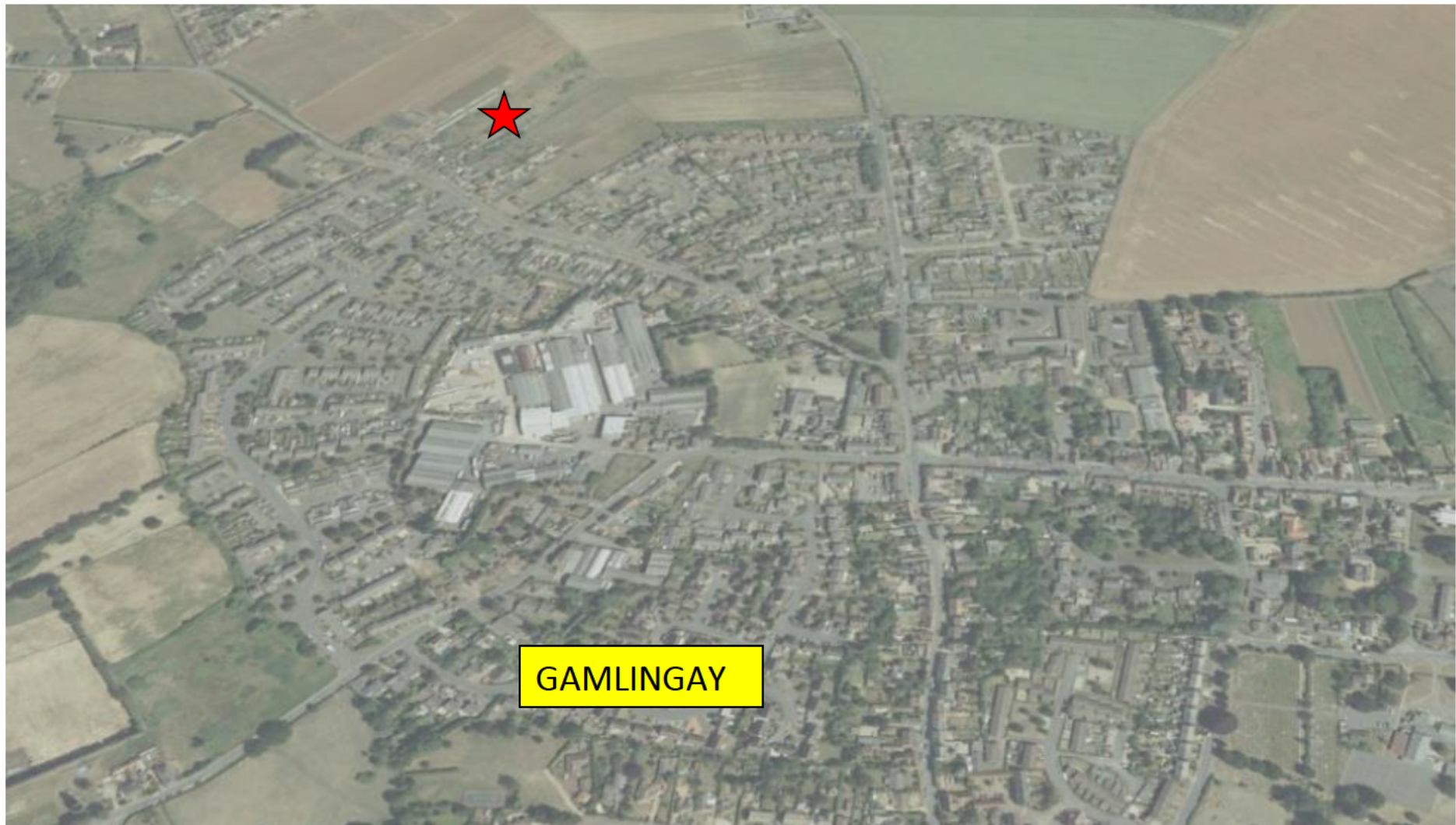
Proposed housing site at Cinqes Road, Gamlingay, Sandy SG19 3NW

Prepared by:



FOR BONNEL HOMES

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INTRODUCTION

This report is submitted under the Regulation 18 'Issues and Options' Consultation along with the consultation response forms. This report sets out further details of a housing site that has been submitted to the Council through the 'Call-for-Sites' that was carried out in Spring 2019. It accompanies a Planning Summary that demonstrates that this site is available, deliverable and achievable and it should be considered positively in this local plan process in contributing towards meeting the needs of the Greater Cambridge Area.

The site is located within and adjacent to the settlement of Gamlingay.



OS Map of the site and the surrounding area

The site accommodates gardens, some stable buildings, storage areas and paddock.



Masterplan

Greater Cambridge Local Plan

The Issues and Options Consultation identifies the issues that the next Local Plan will need to consider and some of the big questions the Local Plan will need to answer.

The Big Themes

- Climate change
- Biodiversity and green spaces
- Wellbeing and social inclusion
- Great places

The big question affecting all these themes is the number of jobs and homes to plan for. Central Government has set the target of 41,000 homes between 2017 and 2040.

The options for where growth might go include:

- Densification of existing urban areas –
- Edge of Cambridge: outside Green Belt
- Edge of Cambridge within the Green Belt
- Dispersal: new settlements

- Dispersal: villages
- Public transport corridors

This Development Site Report addresses a site that falls within one of the identified options – Dispersal: villages. It is considered that a balance that includes most of the above options is the way forward. However, given that the delivery of housing in and on the edge of villages, will not only assist in delivering part of the overall need for the Greater Cambridge Area, but also the requirement to ensure that the vitality of rural communities is maintained and enhanced, this is an option that should be included.

Site Context

The site being promoted is accessed off Cinques Road, which is a residential street to the north of the centre of Gamlingay. The character of the area is residential with a mix of house sizes and types.

South Cambridgeshire District Council produced a Consultation Draft Village Design Guide in April 2019. In terms of the landscape surrounding the village, key views are identified and the proposed development would

not impede any key views from the village into the surrounding countryside, but will create views from the development to the open fields to the north and east and Gamlingay Wood further to the east.



View along Cinques Road



New residential development along Cinques Road

The character of this part of the village is identified in the draft Village Design Guide as a combination of historic terraces housing, and mixed 2 storey housing to the frontage with Cinques Road and mixed agriculture, light industry and residential to the rear.

Landscape Characteristics

The topography of the site and the surrounding area is relatively flat. The Draft Village Design Guidance confirms that the area is of predominantly rural character with arable farmland, market gardens and pasture. The site includes garden land and a paddock. To the east there are open fields with Gamlingay Wood beyond. There is new residential development nearby to the south east, which has a landscape buffer between the residential development and adjacent fields and this approach would be proposed at this site.



Site looking southwest towards Cinques Road

The development would respect the 200m buffer zone to Gamlingay Woods proposed in the draft Neighbourhood Plan.

The Development



Visualisation of a proposed 3-bedroom dwelling



Visualisation of a proposed 4-bedroom dwelling



Proposed layout

Highway and pedestrian safety

The new access road would be designed to adoptable standards with adequate visibility splays at the junction with Cinques Road. On-site parking would be provided for the proposed dwellings to meet parking standards.

Sustainability

Climate Change

The aim for this development would be to contribute towards achieving net zero carbon. Therefore, measures would be proposed to reduce the carbon emissions to below those required by Building Regulations.

Environmentally friendly technologies would be incorporated into the scheme including the provision of electric vehicle charging points. The use of LED or solar street lighting and air heat source pumps will also be investigated for use in the development.

The site lies within Flood Risk Zone 1, where there is the lowest risk of fluvial flooding.

Biodiversity and green spaces

Green Spaces and measures to provide net gains in biodiversity would be included within the scheme moving forward. There would be a green entrance to the development and landscape buffer along the northeast boundary of the site where it adjoins open countryside to provide a soft green village edge.

Wellbeing and Social Inclusion

The scheme would provide high-quality market and affordable housing on a medium-sized site that would contribute to the vitality of Gamlingay. The scale of the development would be appropriate to the scale and form of the village. There would be a play area within the site which will also be available for use by the existing community.

Great Places

Gamlingay is large village that is a great place to live. This medium sized scheme is appropriate to the scale of the village and the proposed development would protect and enhance the character and appearance of the area. The dwellings would meet the Council's space standards and

the local community would be involved in the planning and design process.